



BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES



Riverslea Farm

Tattershall Road, Kirkby on Bain, Woodhall Spa, Lincolnshire. LN10 6YN

BELL
ROBERT BELL & COMPANY



Riverslea Farm, Kirkby on Bain Woodhall Spa



Riverslea Farm is a substantial three-bedroom property with a range of ground floor accommodation, plus considerable grounds: consisting of large lakes plus riverbanks, spacious meadows and formal garden plus crewyard leading off the large outbuilding with multiple car ports, plus workshop, garage and store. With over eight acres of meadow space, two lakes totally over four acres each plus the initial garden and home, the acreage on offer extends beyond 25.3 (sts).

Boasting interesting features and design, and set in idyllic secluded lakes, Riverslea Farm offers much potential with options to redevelop, reorganise or restore various aspects of the accommodation to suit a wide range of lifestyles, and leisure or business pursuits, subject to the necessary consents.

ACCOMMODATION

Kitchen with side entrance door, wood double glazed window to front aspect; a good range of storage units to base levels, wood door to storage space, circular sink and drainer inset to tiled worktop. Space and connections for electric cooker and fridge, tiled floor, ceiling light and power points.

Open to

Breakfast Room with wood double glazed window to front aspect; wood burning Severn stove inset to exposed brick fireplace with wood surround, radiator, ceiling light and power points. Doors to:

Side Lobby having wood beams to ceiling, tiled floor and storage units. Doors to cloakroom and to:





Utility with wood double glazed window to front aspect; built in storage space to base and wall levels, ceiling beams with meat hooks, tiled floor, ceiling light and power points.

Cloakroom with wood obscure double glazed windows to front aspect; low level WC, wash hand basin, ceiling beams, tiled floor and ceiling light.

Dining Room having wood double glazed bay window to rear and side aspects; exposed brick fireplace with wood surround, carpeted floor, radiators, ceiling rose and light and power points.

Rear Lobby having wood single glazed door to rear aspect; staircase up to first floor, carpeted floor, radiator and ceiling light. Door to:

Sitting Room having wood double glazed bay window to rear aspect; marble style fireplace with wood surround, carpeted floor, radiators, ornate cornices, TV point, ceiling rose and light and power points.

First Floor

Landing with exposed floorboards, radiator, ceiling light and power point. Doors to first floor accommodation.

Master Bedroom having wood double glazed windows to side and rear aspects; built in storage space, exposed floorboards, radiators, ceiling light and power points. Door through to:

Dressing Room & En Suite Shower Room with wood double glazed window to front aspect; corner shower cubicle with tiled surround, low level WC and pedestal wash hand basin. Built in storage space, radiator, exposed floorboards and ceiling light. Door through to:

Observation Room with wood double glazed windows to side, front and rear aspects enjoying beautiful views over the surrounding grounds and hills beyond; exposed floorboards and radiator.

Bathroom having wood double glazed window to front aspect; bath inset to tile surround, low level WC and wash hand basin. Built in storage space, exposed floorboards, radiator, ceiling light. Door to master dressing room & en-suite.





Bedroom having wood double glazed windows to front and side aspects; built in storage space, carpeted floor, radiators, ceiling light and power points. Door to:

Store with wood double glazed window to front aspect; sloping ceiling in part, carpeted floor and power points.

Bedroom with wood double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power point.

OUTSIDE

The property is approached from Tattershall Road via a gravel driveway flanked by established hedging extending across the front of the property, providing ample parking space for multiple vehicles. Boasting a beautiful walled garden, further grounds set to lawn with paved seating areas, established flower and shrub species and beyond the use of stunning lakes, surrounded by an array of trees.

With grounds totalling over 25 acres (sts), the property enjoys stunning private views over the garden and lake spaces it has ownership of, providing year-round beauty to both the front and rear. The property also includes ownership of meadow spaces (approx. 8 acres) leading to a half mile stretch of the old pre-canalised River Bain, situated to the East side of the grounds.

The large brick outbuilding is divided to include: large **Single Garage** with up and over door, Garden Store, Workshop and open arched **Garage**, with further four open arch parking spaces accessed through double vehicle gates to the crew yard with wood store and brick boundary.

To the rear of the crew yard boundary wall sits a lean-to style Conservatory looking across the southern lake; ownership of the southern half belonging to the Lincolnshire Wildlife Trust nature reserve. To the north western corner of the northern lake meanwhile, sites the pumping station, with its own electric supply.

East Lindsey District Council – Tax band: D

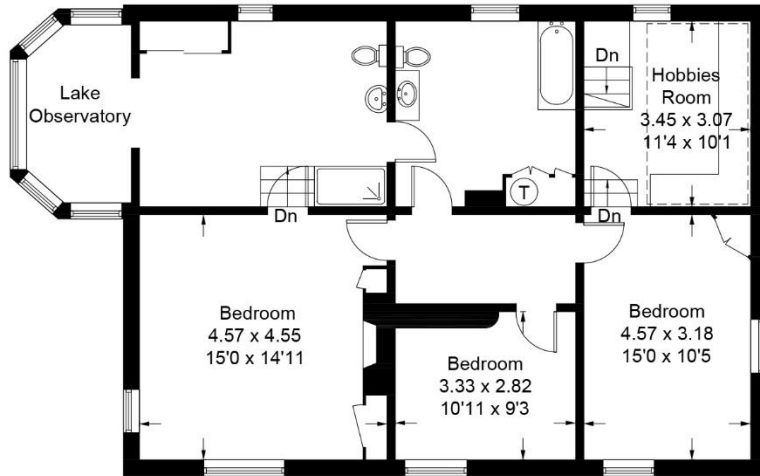
ENERGY PERFORMANCE RATING: tbc

**Mains water, electric. Oil fired heating
Drainage to a septic tank**

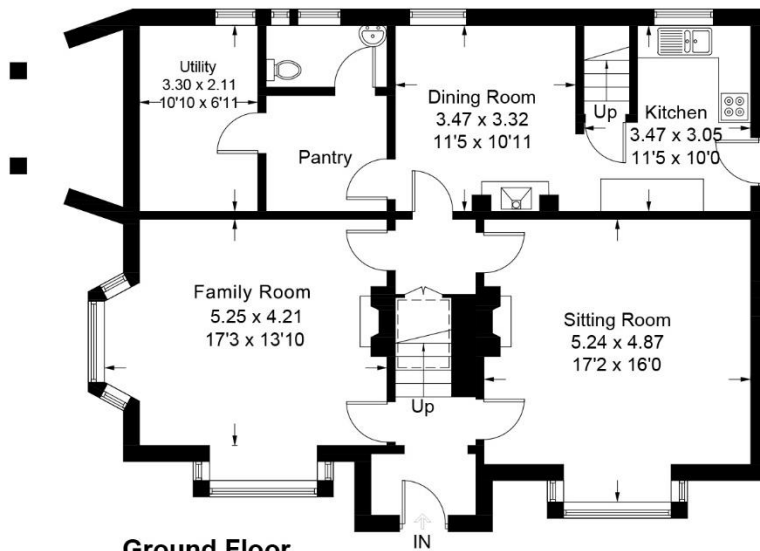


Riverslea

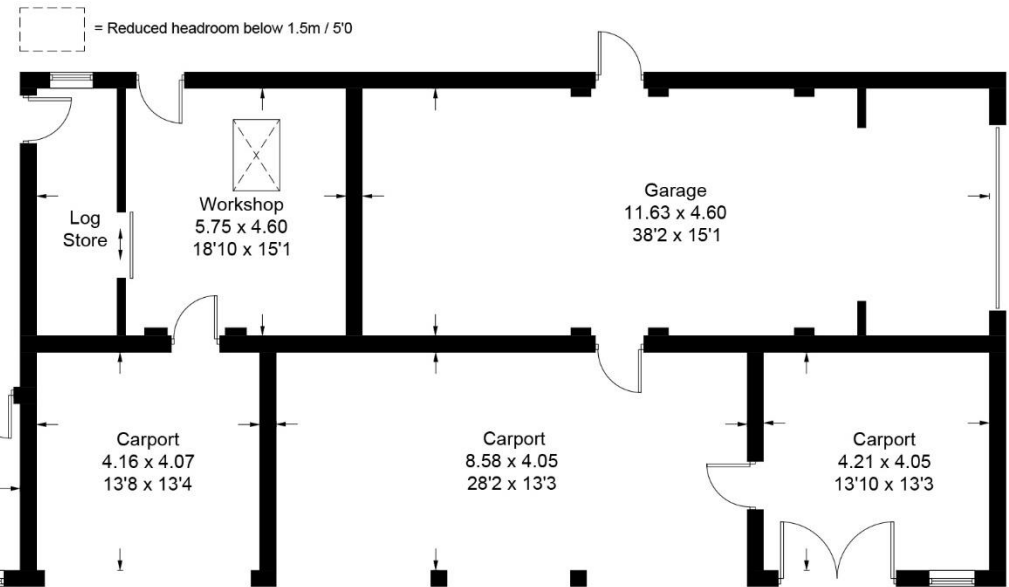
Approximate Gross Internal Area = 196.0 sq m / 2110 sq ft
Boiler / Boot Room / Garage / Workshop = 93.5 sq m / 1006 sq ft
Total = 289.5 sq m / 3116 sq ft
(Excluding Carport)



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY
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